

Title of report: Preliminary Works to inform key capital investment need through the county: spend on corporate assets

Decision maker: Director of Resources and Assurance

Decision date: 9 August 2023

Report by: Senior Project Manager

Classification

Open

Decision type

Non-key

Wards affected

(All Wards);

Purpose

To approve the spend of capital funds from Preliminary Works to inform key capital investment need through the county on corporate assets.

Recommendation(s)

That:

- a) £303k, is spent on the Corporate Assets Review Projects from the Preliminary Works to inform key capital investment need (as set out in 5 a to c below) throughout the county; and**
- b) The Strategic Assets Delivery Director is authorised to take all operational decisions to allocate and spend the budget to projects identified under the Corporate Asset Review Programme.**

Alternative options

1. Do not spend £303k on the Corporate Asset Review (CAR) projects. This is not recommended as there are works identified under the Corporate Asset Review which need to be undertaken
2. An option is to return the capital underspend. This is not recommended as there are work identified under the Corporate Asset Review which require funding.

Key considerations

3. A Corporate Asset Review has been undertaken and concluded by Property Services which has identified a number of projects that require capital funding to deliver.
4. Spending from the preliminary works to inform key capital investment need through the county will allow the works identified under the CAR to be carried out.
5. The CAR projects are to relocate the services currently delivered from properties subject for disposal and reconfigure existing buildings to remove a non-structured arrangement with a third party in a council asset by creating a new tenancy in a new building and allowing consolidation of existing council services under one roof. The proposed projects are:
 - a) **Blueschool House** Proposal to reconfigure internal layout and update facilities
 - b) **Three Elms** Proposal to reconfigure two units at Three Elms with regards to internal layout
 - c) **No 8 and Town Hall** Proposal to reconfigure internal layout and update facilities

Community impact

5. Transferring the capital funds to the CAR projects will enhance service delivery across directorates.

Environmental Impact

6. This decision / proposal seeks to deliver the council's environmental policy commitments and aligns to the following success measures in the County Plan.
 - a) Reduce the council's carbon emissions
 - b) Work in partnership with others to reduce county carbon emissions

Equality Duty

7. Under section 149 of the Equality Act 2010, the 'general duty' on public authorities is set out as follows

A public authority must, in the exercise of its functions, have due regard to the need to –

- a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
8. All works undertaken will be completed to current legislation where applicable. Staff have been consulted on the proposed works to be undertaken and will continue to be consulted.

Resource implications

9. This proposal seeks to spend capital funding from the Preliminary Works to inform key capital investment need through the county on priority projects in the Corporate Asset Review (CAR).
10. There are no ongoing revenue costs associated with these works and these works will help the service achieve the budget savings identified during the 23/24 budget setting - S29 Exit from Inefficient Properties (£300k).
11. The works will be procured using the council's contract procedure rules.

Capital cost of project	2021/22	2022/23	2023/24	Future Years	Total
	£000	£000	£000	£000	£000
Construction Costs			260		260
Internal Costs			5		5
Professional Fees			20		20
Contingency			18		18
TOTAL			303		303

Funding streams (indicate whether base budget / external / grant / capital borrowing)	2021/22	2022/23	2023/24	Future Years	Total
	£000	£000	£000	£000	£000
<i>Corporate Funding Borrowing</i>			303		303
TOTAL			303		303

Legal implications

12. The funding must be utilised to fund preliminary works to inform key capital investment need through the County on corporate assets in accordance with the capital programme. Any procurement undertaken in association with the works will need to be undertaken in accordance with the Council's contract procedure rules.

Risk management

13. By not spending the capital funds to the CAR projects, the biggest risk is that these projects will not proceed and therefore the services will not be relocated from properties identified for potential disposal.

Risk / opportunity	Mitigation
Unable to undertake works of CAR projects if funding not transferred. Services currently delivered from these sites will not be able to be relocated.	Consultations and agreement with stakeholders on transfer of funds.
Relocated services will be delivered from more suitable accommodation.	

14. All Risks and opportunities will be managed by the service.

Appendices

None

Background papers

None

Report Reviewers Used for appraising this report:

Please note this section must be completed before the report can be published

Governance	John Coleman	Date 08/08/2023
Finance	Karen Morris	Date 21/07/2023
Legal	Emma-Jane Brewerton	Date 07/08/2023
Communications	Luenne Featherstone	Date 22/06/2023
Equality Duty	Harriet Yellin	Date 08/08/2023
Procurement	Lee Robertson	Date 23/06/2023
Risk	Kevin Lloyd	Date 26/06/2023

Approved by Andrew Lovegrove Date 08/08/2023